

OWNER'S CERTIFICATE

STATE OF TEXAS:
COUNTY OF COLLIN:

WHEREAS Kimberly Alice Woodard and Timothy Earl Woodard are the owners of a 9.666 acre tract of land situated in the James R. Savage Survey, Abstract Number 845, Collin County, Texas, same being Lot 2, Lone Star Ranch South, Phase 1, an addition to Collin County, Texas, according to the map thereof recorded in Document Number 2021-129, Official Public Records, Collin County, Texas, and being a tract of land conveyed to Kimberly Alice Woodard and Timothy Earl Woodard, wife and husband by General Warranty Deed recorded in Instrument Number 20210519001011280, Official Public Records, Collin County, Texas, and being a tract of land conveyed to Timothy E. Woodard and Kimberly A. Woodard, a married couple by General Warranty Deed recorded in Instrument Number 2023000021582, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2-inch iron rod found with red cap stamped "GEER 4117" for corner, said corner being along the East right-of-way line of Lone Star Road (a variable width right-of-way), same being the Southwest corner of Lot 1, of said Lone Star Ranch South, Phase 1;

THENCE North 89 degrees 30 minutes 07 seconds East, along the South line of said Lot 1, a distance of 600.86 feet to a 1/2-inch iron rod found with red cap stamped "GEER 4117" for corner, said corner being the Southeast corner of said Lot 1;

THENCE North 00 degree 26 minutes 19 seconds West, along the East line of said Lot 1, a distance of 34.69 feet to a 1/2-inch iron rod found for corner, said corner being the Southwest corner of the remainder of a tract of land conveyed to Edgardo M. Dizon and Gina R. Dizon, a married couple, by deed recorded in Instrument Number 2023000083142, Official Public Records, Collin County, Texas;

THENCE North 89 degrees 30 minutes 07 seconds East, along the South line of said remainder tract, a distance of 620.90 feet to a point for corner, said corner being the Southeast corner of said remainder tract, same being along the Northwest line of a tract of land conveyed to Darrell Ashmanskas and Min Luo, a married couple, by deed recorded in Instrument Number 20210609001162740, Official Public Records, Collin County, Texas, from which a 1/2-inch iron rod found with yellow cap stamped "GEER 4117" bears South 33 degrees 46 minutes 21 seconds West, a distance of 0.45 feet for witness;

THENCE South 11 degrees 32 minutes 11 seconds West, along the Northwest line of said Ashmanskas / Luo tract, a distance of 383.21 feet to a 1/2-inch iron rod found with red cap stamped "GEER 4117" for corner, said corner being the Southwest corner of said Ashmanskas / Luo tract, same being along the North line of a tract of land conveyed to Prosper 380 Tollway LP (tract 1), by deed recorded in Instrument Number 2024000029990, Official Public Records, Collin County, Texas;

THENCE South 89 degrees 30 minutes 07 seconds West, along the North line of said Prosper 380 Tollway LP tract, a distance of 1135.69 feet to a post found for corner, said corner being a Southeast corner of said Lone Star Road, from which a 1/2-inch iron rod found with red cap stamped "GEER 4117" bears South 76 degrees 02 minutes 12 seconds West, a distance of 0.41 feet for witness;

THENCE North 01 degree 32 minutes 38 seconds West, along an East right-of-way line of said Lone Star Road, a distance of 340.16 feet to the POINT OF BEGINNING and containing 421,042.70 square feet and or 9.666 acres of land.

OWNER'S DEDICATION

STATE OF TEXAS:
COUNTY OF COLLIN:

NOW THEREOF KNOW ALL MEN BY THESE PRESENTS:

THAT Kimberly Alice Woodard and Timothy Earl Woodard are the owners, and hereby certify and adopt this plat designating the herein above described property as **LONE STAR RANCH SOUTH LOT 2R, PHASE 1** an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, right-of-ways, and other public improvements shown thereon. Kimberly Alice Woodard and Timothy Earl Woodard do herein certify the following:

1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may be used for the mutual use and accommodation of the all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public's use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction.
9. Collin County will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. Collin County shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage systems of the roadway.
11. Roadways of the Subdivision are public roads and neither applicant or any future owner has the right to obstruct the Roadways by fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by Collin County.
13. This plat is subject to the Subdivision Regulations of Collin County, Texas.

WITNESS, my hand, this the _____ day of _____, 2025.

By: _____
Kimberly Alice Woodard (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Kimberly Alice Woodard, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

WITNESS, my hand, this the _____ day of _____, 2025

By: _____
Timothy Earl Woodard (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority in and for Dallas County, Texas, on this day personally appeared Timothy Earl Woodard, known to me to be the person and officer whose name is subscribed to the foregoing instrument and acknowledged to me that he/she is the owner, and that he/she is authorized to execute the foregoing instrument for the purposes and consideration therein expressed, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

GENERAL NOTES

- 1) BEARINGS ARE BASED ON STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 (NAD '83).
- 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT FROM 1 LOT AND A TRACT OF LAND.
- 3) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
- 4) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
- 5) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983.
- 6) BENCHMARK IS CITY OF CELINA BENCHMARK #1. ELEV. - 689.43 ON (08/23/18)
- 7) THE SUBJECT PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN ACCORDING TO COMMUNITY PANEL NO. 48085C0135J, DATED 06/02/2009, OF THE NATIONAL FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS.
- 8) NOTICE--SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
- 9) THIS PLAT DOES NOT ALTER OR REMOVE EXISTING DEED RESTRICTIONS, IF ANY, ON THIS PROPERTY.
- 10) ALL BUILDINGS TO REMAIN.

LEGEND

M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T. = PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
VOL. = VOLUME
PG. = PAGE
PB. = PLAT BOOK
DOC. NO. = DOCUMENT NUMBER
ESMT. = EASEMENT
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
PFC = POINT FOR CORNER
1/2" IRF = 1/2 INCH IRON ROD FOUND
1/2" IRFRC = 1/2 INCH IRON ROD FOUND WITH RED CAP STAMPED "GEER 4117"
1/2" IRFYC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP STAMPED "GEER 4117"
PF = POST FOUND FOR CORNER

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF DALLAS:

I am a Registered Professional Surveyor licensed by the State of Texas, This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision. The property is not within the 100 year floodplain.

RELEASED FOR REVIEW 02/17/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS:
COUNTY OF DALLAS:

BEFORE ME, the undersigned authority, on this day personally appeared Bryan Connally, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposed and consideration therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2025.

Notary Public in and for the State of Texas

My Commission Expires: _____

OSSF NOTES

1. LOT MUST UTILIZE ALTERNATIVE TYPE ON-SITE SEWAGE FACILITIES.
2. MUST MAINTAIN STATE-MANDATED SETBACK OF ALL ON-SITE SEWAGE FACILITY COMPONENTS FROM ANY/ALL EASEMENTS AND DRAINAGE AREAS, WATER DISTRIBUTION LINES, SHARP BREAKS AND/OR CREEKS/RIVERS/PONDS, ETC. (PER STATE REGULATIONS). NO VARIANCES WILL BE GRANTED FOR SETBACKS OR FOR OSSF REDUCTION.
-There is a large pond on the western end of the lot to which OSSF setbacks apply.
3. THERE ARE NO EASEMENTS ON THE LOT.
4. THERE WAS AN EXISTING STRUCTURE AND A SINGLE EXISTING, ASSOCIATED OSSF ON LOT AT THE TIME OF APPROVAL.
-THE EXISTING OSSF FOR THE LOT IS AN ALTERNATIVE SYSTEM THAT IS SUITABLE FOR THE SITE AND EXISTING STRUCTURE. ANY CHANGES TO THE EXISTING STRUCTURE(S) OR TO THE EXISTING OSSF MUST BE REVIEWED BY CCDS PRIOR TO CONSTRUCTION FOR COMPLIANCE WITH OSSF REGULATIONS.
-THE RS AS-BUILTS SUBMITTED WITH THE PLAT SHOWS ALL OSSF COMPONENTS FOR THE LOT TO BE COMPLETELY WITHIN THE BOUNDARIES OF THE LOT. IF ANY OF THE OSSF COMPONENTS ARE ACTUALLY OVER THE ANY OF THE LOT LINES AND CONTINUE ONTO ANOTHER PARCEL, THE ENTIRE SYSTEM MUST BE REPAIRED OR REPLACED WITH AN APPROVED ALTERNATIVE SYSTEM (AFTER REVIEW AND PERMITTING THROUGH CCDS).TREE REMOVAL AND/OR GRADING FOR OSSF MAY BE REQUIRED ON INDIVIDUAL LOTS.
5. THERE ARE NO WATER WELLS NOTED ON THIS LOT AND NO WATER WELLS ARE ALLOWED WITHOUT PRIOR APPROVAL FROM COLLIN COUNTY DEVELOPMENT SERVICES.
6. LOT IS LIMITED TO A MAXIMUM OF 5,000 GALLONS OF TREATED/DISPOSED SEWAGE EACH DAY.
7. INDIVIDUAL SITE EVALUATIONS AND OSSF DESIGN PLANS (MEETING ALL STATE AND COUNTY REQUIREMENTS) MUST BE SUBMITTED TO AND APPROVED BY COLLIN COUNTY FOR LOT PRIOR TO CONSTRUCTION OF ANY OSSF SYSTEM.

STANDARD PLAT NOTES

1. MAIL BOXES SHALL MEET USPS SPECIFICATIONS.
2. DRIVEWAY CONNECTIONS MUST MEET COLLIN COUNTY SPECIFICATIONS.
3. ALL ROADWAYS SIGNS SHALL MEET COLLIN COUNTY SPECIFICATIONS.
4. COLLIN COUNTY WILL ONLY MAINTAIN STREET SIGNS AND POLES WITH MATERIALS CURRENTLY APPROVED AND IN USE BY COLLIN COUNTY PUBLIC WORKS.
5. COLLIN COUNTY DOES NOT, AND WILL NOT ACCEPT STREET LIGHTS FOR MAINTENANCE OR OPERATION.
6. A ROAD DEDICATED TO THE PUBLIC MAY NOT BE OBSTRUCTED, INCLUDING BY MEANS OF A GATE.
7. BLOCKING THE FLOW OF WATER, CONSTRUCTING IMPROVEMENTS IN DRAINAGE EASEMENTS, AND FILLING OR OBSTRUCTION OF THE FLOODWAY IS PROHIBITED.
8. THE EXISTING CREEKS OR DRAINAGE CHANNELS TRAVERSING ALONG OR ACROSS THE SUBDIVISION WILL REMAIN AS OPEN CHANNELS AND WILL BE MAINTAINED BY INDIVIDUAL OWNERS OF THE LOT OR LOTS THAT ARE TRAVERSED BY OR ADJACENT TO THE DRAINAGE COURSE ALONG OR ACROSS SAID LOTS.
9. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND OPERATION OF SAID DRAINAGE WAYS OR FOR THE CONTROL OF EROSION IN SAID DRAINAGE WAYS.
10. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR ANY DAMAGE, PERSONAL INJURY OR LOSS OF LIFE OR PROPERTY OCCASIONED BY FLOODING OR FLOODING CONDITIONS.
11. ALL SURFACE DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF BUILDING, FOUNDATIONS, STRUCTURES, PLANTINGS, AND OTHER OBSTRUCTIONS TO THE OPERATION, ACCESS AND MAINTENANCE OF THE DRAINAGE FACILITY.
12. FENCES AND UTILITY APPURTENANCES MAY BE PLACED WITHIN THE 100-YR DRAINAGE EASEMENT PROVIDED THEY ARE PLACED OUTSIDE THE DESIGN-YR FLOODPLAINS AS SHOWN ON THE PLAT.
13. ALL NECESSARY COLLIN COUNTY AUTHORIZATIONS (I.E. OSSF, FLOOD PLAIN PERMITS, ETC.) ARE REQUIRED FOR BUILDING CONSTRUCTION, ON-SITE SEWAGE FACILITIES, AND DRIVEWAY CULVERTS.
14. ALL PRIVATE DRIVEWAY TIE-INS TO A COUNTY MAINTAINED ROADWAY, OR ROADWAY WITH EXPECTATIONS OF BEING ACCEPTED INTO THE COUNTY ROADWAY NETWORK, MUST BE EVEN WITH THE EXISTING DRIVING SURFACE.
15. THE FINISH FLOOR ELEVATIONS OF ALL HOUSE PADS SHALL BE AT LEAST 18" ABOVE THE HIGHEST ELEVATION OF THE SURROUNDING GROUND AROUND THE HOUSE AFTER FINAL GRADING AND TWO FEET (2') ABOVE THE 100-YR BASE FLOOD ELEVATION.
16. EXCEPT FOR DITCHES THAT ARE ADJACENT TO ROADWAYS AND/OR CULVERTS AND OTHER IMPROVEMENTS THAT ARE A PART OF A ROADWAY, THE COUNTY GENERALLY WILL NOT ACCEPT DRAINAGE IMPROVEMENTS FOR MAINTENANCE, INCLUDING RETENTION AND DETENTION PONDS. THEREFORE, THE APPLICANT MUST PROVIDE FOR THIS WORK TO BE DONE EITHER BY WAY OF AN HOA; BY PROVIDING IN THE DEED RESTRICTIONS THAT EACH LOT OWNER IS RESPONSIBLE FOR MAINTAINING THE PORTIONS OF THE DRAINAGE IMPROVEMENTS ON OR ADJACENT TO THEIR LOT; OR OTHER METHOD.
17. INDIVIDUAL LOTS IN A SUBDIVISION ARE CONSIDERED PART OF A LARGER COMMON PLAN DEVELOPMENT, REGARDLESS OF WHEN CONSTRUCTION ACTIVITY TAKES PLACE ON THAT LOT IN RELATION TO THE OTHER LOTS, AND ARE REQUIRED TO HAVE BMP'S AND COMPLY WITH THE CONSTRUCTION GENERAL PERMIT.
18. THE DEVELOPER, CONTRACTOR, OR BUILDER OF ANY STRUCTURE ON A SINGLE LOT IN DEVELOPING SUBDIVISION SHALL PREPARE AN SW3P AND SUBMIT TO THE DIRECTOR OF ENGINEERING PRIOR TO RECEIVING ANY PERMITS.
19. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF ANY CLUSTER MAILBOX, INCLUDING THE LANDSCAPING AND DRAINAGE OF THE LOT OR EASEMENT CONTAINING THE CLUSTER MAILBOX.
20. COLLIN COUNTY WILL NOT BE RESPONSIBLE FOR REPAIRS OR MAINTENANCE OF SIDEWALKS.

ELECTRIC PROVIDER:

GCEC
14568 FM 121
VAN ALSTYNE, TEXAS 75495
903-482-7100

WATER PROVIDER:

MARILEE S.U.D.
230 W. PECAN STREET
CELINA, TEXAS 75009
PHONE: 214-457-1294
972-382-3222

OWNERS: KIMBERLY ALICE WOODARD
AND TIMOTHY EARL WOODARD

1212 LONE STAR ROAD
CELINA, TEXAS 75009
PHONE: 214-457-1294
EMAIL: KIMW@CLIPSECLAIMS.COM

CERTIFICATE OF COLLIN COUNTY COMMSIONERS COURT

I hereby certify that the attached and foregoing Replat of **LONE STAR RANCH SOUTH, LOT 2R, PHASE 1** to Collin County, Texas was approved by the vote of the Collin County Commissioners Court on the _____ day of _____, 2024 at a meeting held in accordance with Texas Open Meetings Act. This approval does not create an obligation upon Collin County for the construction and/or maintenance of any roads or other improvments shown of the Final Plat.

COLLIN COUNTY JUDGE CHRIS HILL

HEALTH DEPARTMENT CERTIFICATION:

I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Dedignated Representative for Collin County Development Services

SHEET 2 OF 2

REPLAT
LONE STAR RANCH SOUTH
LOT 2R, PHASE 1
BEING A REPLAT OF LOT 2
LONE STAR RANCH SOUTH PHASE 1
421,042.70 SQ.FT. / 9.666 ACRES
JAMES R. SAVAGE SURVEY, ABSTRACT NO. 845
COLLIN COUNTY, TEXAS



CBG
SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 E. I-30, STE. 7
GARLAND, TX 75043
P 214.349.9485
F 214.481.8716
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=50' / DATE: 02/17/2025 / JOB NO. 2412138 / DRAWN BY: JLA